

LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL AND ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
2. TREES PLANTED WITHIN 10 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (BIO-BARRIER, 14" DEPTH).
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 3 INCH LAYER OF SHREDDED BARK MULCH (ECOBARK) AVAILABLE THROUGH BUTLERS MILL, INC. (619) 263-6101. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS. ANY REQUIRED PLANT MATERIAL THAT DIES POST-CONSTRUCTION SHALL BE REPLACED AT SIZES AND QUANTITIES SET FORTH UNDER 142.0403(B)(9).
5. IN THE EVENT THE ROADS ARE WIDENED, THE EXISTING STREET TREES SHALL BE RELOCATED TO THE SATISFACTION OF THE COUNTY OF SAN DIEGO'S DEVELOPMENT SERVICES.
6. NO BRUSH MANAGEMENT SHALL BE REQUIRED FOR THIS PROJECT.

PROJECT NOTES:

- GENERAL:
- REFER TO ARCHITECTURAL SITE PLAN IS FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
 - IN THE EVENT OF A CONFLICT BETWEEN LANDSCAPE PLANS AND ARCHITECTURAL PLANS, LANDSCAPE PLANS SHALL TAKE PRECEDENCE FOR SITE DRAINAGE.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LANDSCAPE DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.

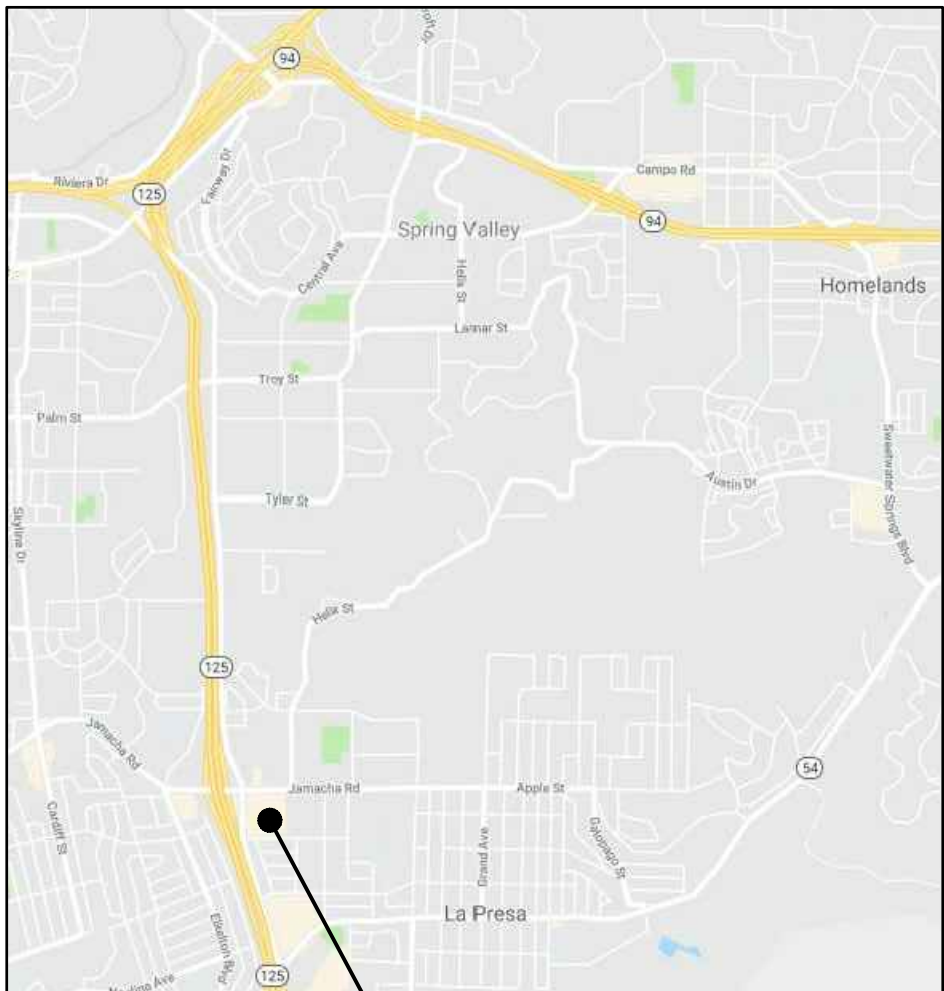
- PLANTING:
- A MINIMUM OF 3" OF TOP DRESS MULCH WILL BE APPLIED TO ALL EXPOSED SOIL SURFACE EXCLUDING TURF AREAS.
 - SPACING OF SLOPE SHRUBS AND GROUND COVERS SHALL BE ADEQUATE FOR EROSION CONTROL. REFER TO PLANTING LEGEND. REINFORCED STRAW MATTING WILL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
 - ALL EXISTING TREES SHOWN ON PLAN ARE OFF-SITE.

LANDSCAPE ARCHITECT OBSERVATION REQUIREMENTS:

1. THE LANDSCAPE PROJECT WILL REQUIRE THE FOLLOWING SUBMITTALS BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW: A) ALL PRODUCT SUBMITTALS FOR CONFORMANCE WITH APPROVED PLANS.
2. LANDSCAPE ARCHITECT SHALL BE CONTACTED TO OBSERVE AND REVIEW THE IRRIGATION MAIN LINE PRESSURE TEST.
3. LANDSCAPE ARCHITECT SHALL BE CONTACTED TO OBSERVE THE IRRIGATION COVERAGE TEST.
4. LANDSCAPE ARCHITECT SHALL BE CONTACTED TO OBSERVE THE PLANT MATERIAL INSPECTION ON-SITE UPON DELIVERY, AND VERIFY PLANT LOCATIONS IN FIELD.
5. LANDSCAPE ARCHITECT SHALL BE CONTACTED TO OBSERVE THE INSTALLATION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
6. PREPARE AN AS-BUILT PLAN OF ANY CHANGES AND PROVIDE THE OWNER A COPY OF THE IRRIGATION DEPICTING AS-BUILT LOCATIONS OF THE MAINLINE AND REMOTE-CONTROL VALVES BY DIMENSIONS FROM KNOWN SITE ELEMENTS.

LANDSCAPE CONTRACTOR SHALL FOLLOW APPROVED PLANS FOR CONSTRUCTION. ANY DEVIATIONS FROM APPROVED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR REVIEW AND APPROVED PRIOR TO CONSTRUCTION.

VICINITY MAP



PROJECT LOCATION

SHOPPING CENTER - SPRING VALLEY

S.E.C. JAMACHA RD. & SWEETWATER RD.
SPRING VALLEY, CA

PROJECT INFO:

OWNER:
BRETT FEUERSTEIN
MIRA MESA SHOPPING CENTER
8244 MIRA MESA BLVD.
SAN DIEGO, CA 92126
658-271-4682

COMPOSTING
LANDSCAPE ARCHITECT:
JPBLA, INC.
4403 MANCHESTER AVE, STE 201
ENCINITAS, CA 92024
760-479-0644

ARCHITECT:
ZAAP, INC.
2900 FOURTH ST. #204
SAN DIEGO, CA 92103
619-233-6450

ENGINEER:
BWE
9444 BALBOA AVENUE, #270
San Diego, CA 92123
619-299-5550

SHEET INDEX:

TITLE SHEET	LC-1
CONCEPTUAL PLANTING PLAN "DUNKIN"	LC-2
CONCEPTUAL WATER CALCULATION PLAN	LC-3

LANDSCAPE ARCHITECT OF WORK:
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

James P. Benedetti
JAMES P. BENEDETTI, R.L.A. #3058
MY REGISTRATION EXPIRES 04/30/22
4403 MANCHESTER AVE. SUITE 201
ENCINITAS, CA 92024
760-479-0644
DATE: 9/30/20

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

James P. Benedetti
JAMES P. BENEDETTI, R.L.A. #3058
MY REGISTRATION EXPIRES 04/30/22
4403 MANCHESTER AVE. SUITE 201
ENCINITAS, CA 92024
760-479-0644
DATE: 9/30/20

"I, JAMES P. BENEDETTI, CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLAN AS SHOWN HEREON PER THIS GRADING PLAN L-1 SATISFY THE GRADING ORDINANCE REQUIREMENTS AS STATED PER SECTION 87.417 (PLANTING) AND SECTION 87.418 (IRRIGATION). I AM FAMILIAR WITH THE REQUIREMENTS FOR GRADING DESIGN PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

James P. Benedetti
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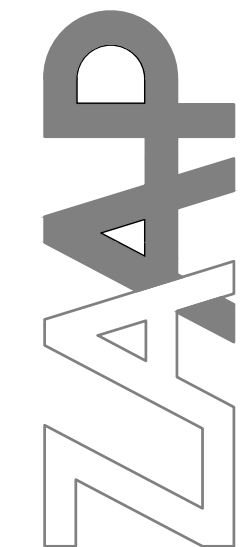
PROJECT ADDRESS: 935 SWEETWATER ROAD Spring Valley, CA 91977 PROJECT NO: 16350	COMMUNITY PLAN: SPRING VALLEY GENERAL PLAN REGIONAL CATEGORY: VILLAGE VILLAGE BOUNDARY: SPRING VALLEY ZONING: C38
ASSESSOR'S PARCEL: 5845111600 5845111700 (NOT A PART) 5845111800 5845111900 5845112000	DATE: 10/20/2020 REVISION # DATE REVISION # DATE 1 10/20/2020 2 10/20/2020 3 10/20/2020 4 10/20/2020
OWNER: BRETT FEUERSTEIN (858) 271-4682	PROJECT NAME: SHOPPING CENTER - SPRING VALLEY
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 WWW.ZAAP.BIZ	LC-1 SHT # SHEET TITLE: LANDSCAPE CONCEPT PLAN

LANDSCAPE AREA FOR TOTAL NEW PROPOSED IMPROVEMENTS.

DUNKIN	6321
CHICK-FIL-A	8,900
CVS	1,522
TOTAL AREA	16,749

SITE PLAN - PROPOSED

1" = 40'-0"





County of San Diego, Planning & Development Services
WATER EFFICIENT LANDSCAPE WORKSHEET
COUNTY LANDSCAPE ARCHITECT

The project applicant must fill out this worksheet as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

PROJECT INFORMATION

Project Applicant:	
Name of Project Applicant JAMES BENEDETTI	Phone No. 760-479-0644
Title LANDSCAPE ARCHITECT	Email JIM@JPBLA.COM
Company JPBLA, INC.	Fax No.
Address (must include City, State and Zip Code) 4403 MANCHESTER AVE, STE 201, ENCINITAS, CA 92024	

Project:	
Project's Name DUNKEN	
Assessor's Parcel No. 584-511-1900	County Landscape Plan No.
Address (must include City, State and Zip Code) JAMACHA ROAD AND SWEETWATER ROAD, SPRING VALLEY, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

Hydrozone Category ^(a)	PF- Plant Factor	Irrigation Method ^(b)	IE- Irrigation Efficiency ^(c)
Very Low Water Use	0.0 - 0.1	Filler Pipe for Pools/Spas	1.00
Low Water Use*	0.2 - 0.3	Drip/Subsurface	0.90
Moderate Water Use	0.4 - 0.6	Bubblers	0.85
High Water Use	0.7 - 1.0	Rotors	0.75
		Rotators	0.70
		Overhead Spray	0.60

ETWU^(d) (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

MAWA^(e) (Annual Gallons Allowed) =
(Eto)(0.62)(ETAF x LA) + ((1- ETAF) x SLA)]
(51)(0.62)(0.42 x 6,321) + ((1- 0.42) x 84)100
LA is the total landscape area of all hydrozone areas in sq. ft.
SLA is the total special landscape area in square feet.
ETAF is 0.42 for residential areas.
ETAF is 0.42 for non-residential areas.

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www.sandiegocounty.gov/pds/

PDS-405 (Rev. 03/25/16)

PAGE 1 of 2



County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (Eto) 51.1

Hydrozone # / Planting Description ^(a)	Plant Factor (PF)	Irrigation Method ^(b)	Irrigation Efficiency ^(c) (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) ^(d)
Regular Landscape Areas							
#1	0.2	DRIP	0.9	0.22	4,627	1,018.0	32,252.3
#2	0.4	ROTATORS	0.7	0.57	1,244	709.0	22,367.5
#3	0.4	BUBBLERS	0.85	0.47	450	211.5	6,700.7
#							
#							
#							
#							
#							
#							
#							
					Totals (A)	6,321	61,320.5
Special Landscape Areas							
#				1.0			
#				1.0			
#				1.0			
#				1.0			
					Totals (C)	(D)	
Estimated Total Water Use (ETWU) Total							61,320.5
Maximum Water Allowance (MAWA)^(e)							84,100
Irrigation Efficiency (IE) Average**							0.82

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

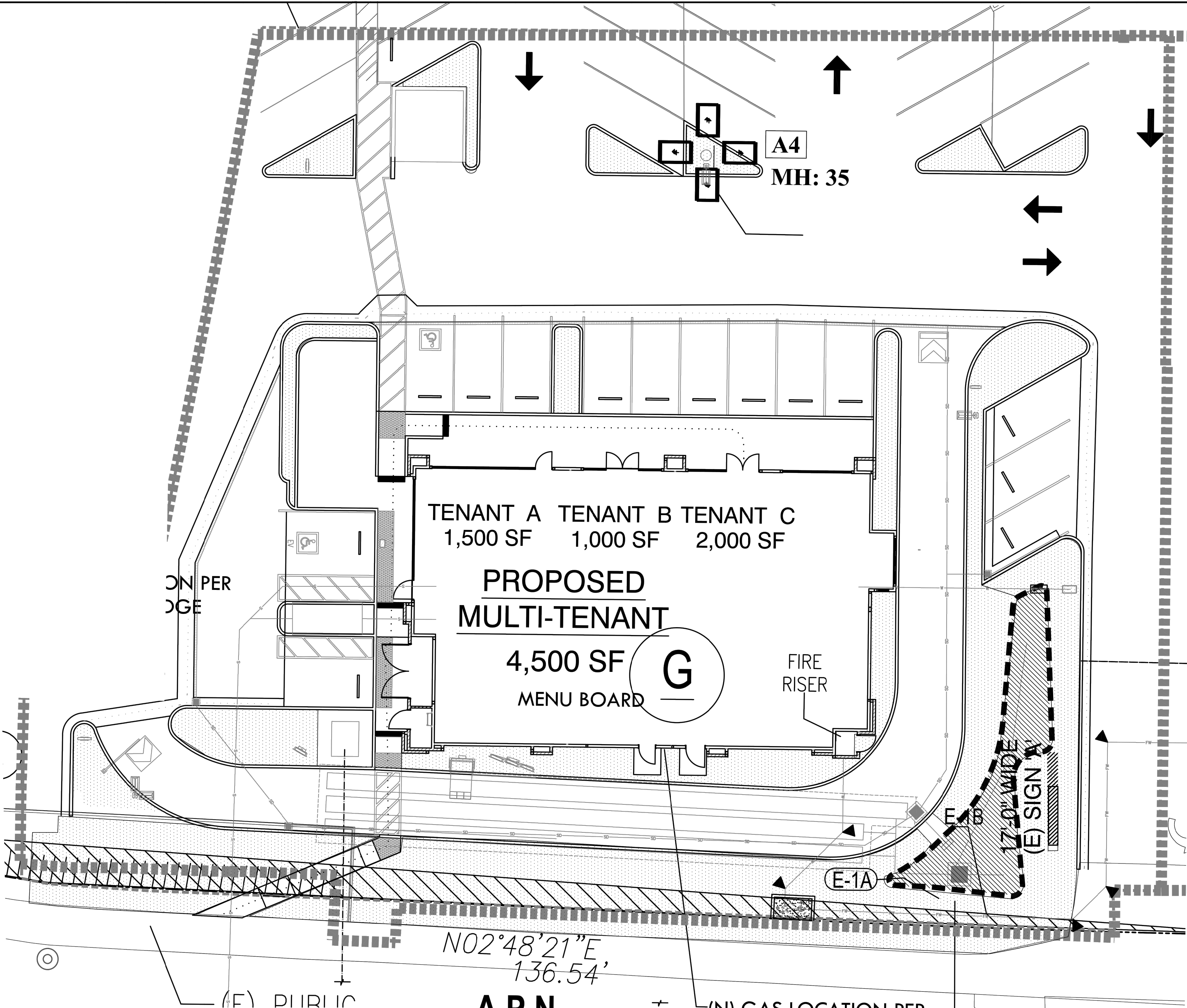
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas	Totals	All Landscape Areas	Totals
Total ETAF x Area	(B) = 1,938.5	Total ETAF x Area	(B+D) = 1,727.8
Total Area	(A) = 6,321	Total Area	(A+C) = 6,321
Average ETAF	(B) ÷ (A) = 0.31	Site wide ETAF	(B+D) ÷ (A+C) = 0.27

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PAGE 2 of 2



HYDROZONE PLAN

LEGEND

- HYDROZONE ONE: DRIP (LOW WATER USE)
(4,627 SF, 65.0% OF TOTAL LANDSCAPE AREA)
- HYDROZONE THREE: MP ROTATOR (LOW WATER-USE)
(1,244 SF, 27.7% OF TOTAL LANDSCAPE AREA)
- HYDROZONE FIVE: BUBBLERS (MEDIUM WATER-USE)
(450 SF, 7.7% OF TOTAL LANDSCAPE AREA)

TOTAL AREA 6,321 SF

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 19.5\"/>

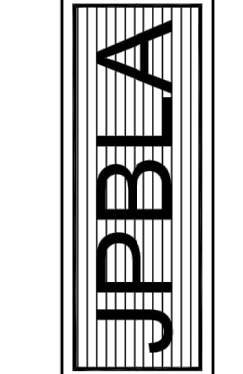
Underground Service Alert
Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.



10 5 0 10 20 30
SCALE: 1"=10'-0"

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE, SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645



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4500 SF. PAD BUILDING
SWEETWATER & JAMACHA RD.
SPRING VALLEY, CA 92114

REVISIONS

1ST SUBMITTAL
10/5/20
2ND SUBMITTAL

Phase:

Date: 9/12/19

Reviewed by: JPB

Drawn: JPB

Job No.: 2020-27

Sheet Title:

WATER
CONSERVATION
PLAN PLAN

Sheet:

LC-3

Of - Sheets

SHOPPING CENTER - SPRING VALLEY

S.E.C. JAMACHA RD. & SWEETWATER RD.

SPRING VALLEY, CA

PROJECT ADDRESS:

935 SWEETWATER ROAD
Spring Valley, CA 91977
PROJECT NO: 16350

ASSESSOR'S PARCEL:

5845111600
5845111700 (NOT A PART)
5845111800
5845111900
5845112000

OWNER:

BRETT FEUERSTEIN
(858) 271-4682

PREPARED BY:

ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-6450 WWW.ZAAP.BIZ

COMMUNITY PLAN: SPRING VALLEY
GENERAL PLAN REGIONAL CATEGORY: VILLAGE
VILLAGE BOUNDARY: SPRING VALLEY
ZONING: C38

DATE: 10/20/2020

REVISION #	DATE	REVISION #	DATE
1		2	
3		4	
5		6	

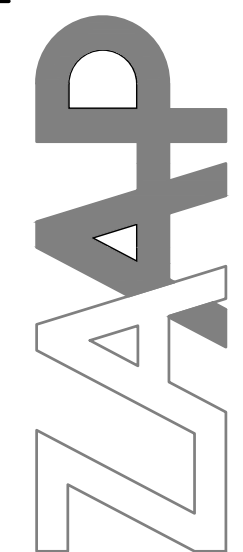
PROJECT NAME:

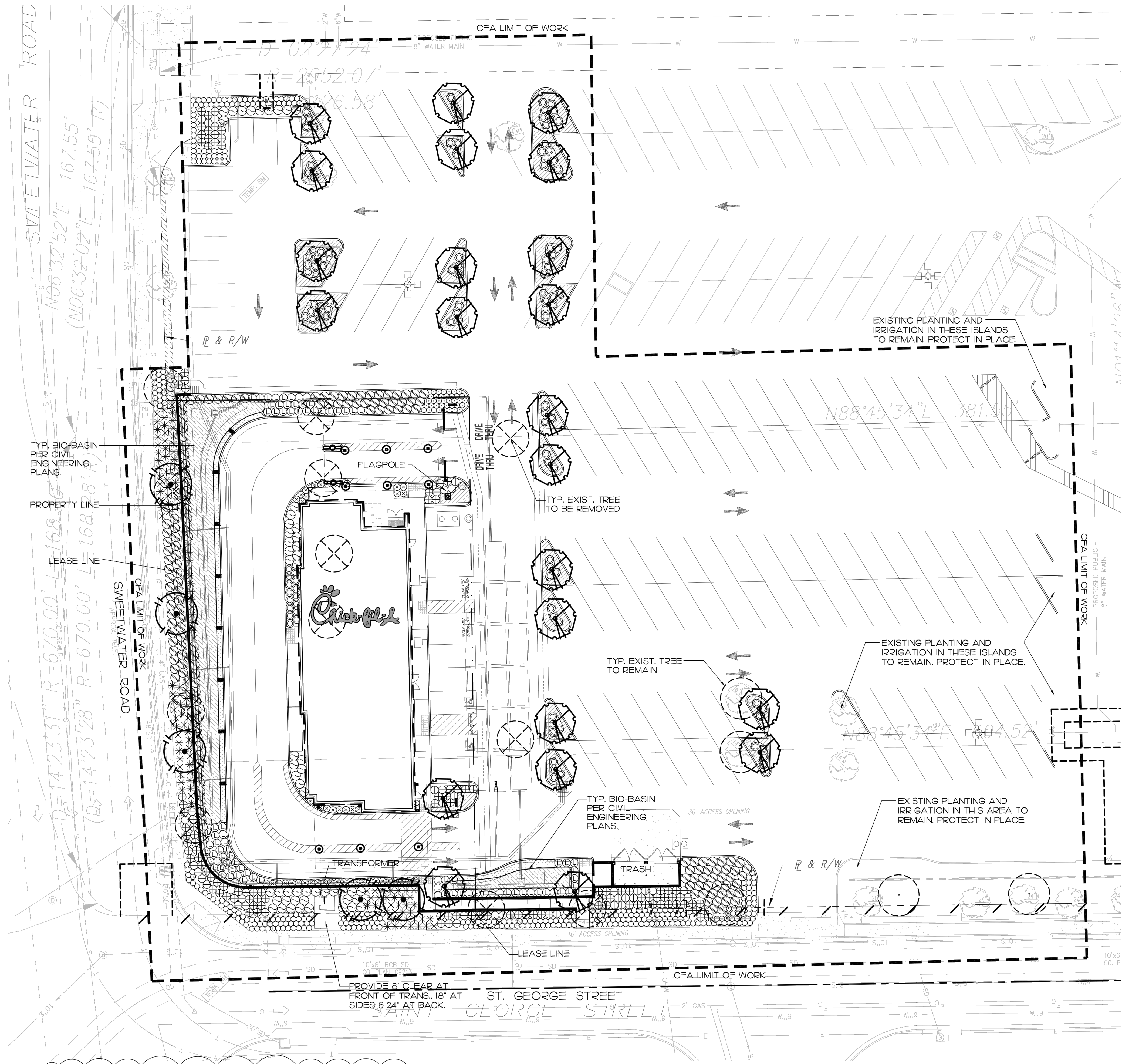
SHOPPING CENTER -
SPRING VALLEY
















LC-3

SHT #

SHEET TITLE: LANDSCAPE CONCEPT PLAN





PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS REGION 3	REMARKS
TREES						
	LAGERSTROEMIA INDICA X FAUERI 'ARAPAHO'	GRAPE MYRTLE	24" BOX	23	M	STANDARD
	MAGNOLIA GRANDIFLORA 'ST. MARY'	SOUTHERN MAGNOLIA	24" BOX	5	M	STANDARD
	EXIST. TREES TO REMAIN - 6					
	EXIST. TREES TO BE REMOVED - 11					
SHRUBS/GROUNDCOVERS						
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL	370	L	2'-0" O.C.
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	114	L	3'-0" O.C.
	CAREX PANSA	MEADOW SEDGE	5 GAL	440 S.F.	L	1'-0" O.C.
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	149	L	3'-6" O.C.
	DIANELLA REVOLUTA 'BABY BLISS'	BLACK ANTHER	5 GAL	39	L	1'-6" O.C.
	DIANELLA X 'CLARITY BLUE'	FLAX LILY	5 GAL	47	M	2'-6" O.C.
	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	58	L	3'-6" O.C.
	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	5 GAL	88	L	3'-0" O.C.
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	5 GAL	154	L	3'-0" O.C.
*	MULLENBERGIA CAPILLARIS	PINK MU-LY	5 GAL	126	L	3'-0" O.C.
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	1,685 S.F.	L	2'-0" O.C.
BIO-BASIN PLANTING						
	BASIN BOTTOM & SIDES - 1 GAL CONTAINER AT 2'-0" O.C. -			1,915 S.F.		
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE GRAY RUSH				
	SCIRPUS CERNUUS	LOW BULRUSH				
	SISTRINCHIUM BELLUM	BLUE-EYED GRASS				

LANDSCAPE CALCULATIONS		
CFA LANDSCAPE AREA:	12,908 S.F.	
TURF AREA:	0	
TOTAL LANDSCAPE AREA:	12,908 S.F.	

PARKING LOT LANDSCAPING	
PARKING SPACES PROVIDED -	67
LANDSCAPING REQUIRED -	
(67 SPACES X 14 S.F. EA.)	938 S.F.
PARKING LOT LANDSCAPING PROVIDED -	2,033 S.F.

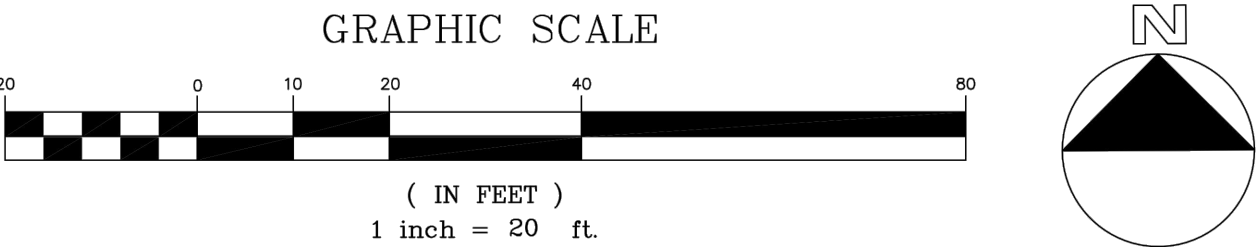
DMAs EXCLUDED FROM DCV CALCULATION

SELF-MITIGATING DMAs

SELF-MITIGATING DMAs CONSIST OF NATURAL OR LANDSCAPED AREAS THAT DRAIN DIRECTLY OFFSITE OR TO THE PUBLIC STORM DRAIN SYSTEM. SELF-MITIGATING DMAs MUST MEET ALL OF THE FOLLOWING TO BE ELIGIBLE FOR EXCLUSION:

- VEGETATION IN THE NATURAL OR LANDSCAPED AREA IS NATIVE AND/OR NON-NATIVE/NON-INVASIVE DROUGHT-TOLERANT SPECIES THAT DO NOT REQUIRE REGULAR APPLICATION OF FERTILIZERS AND PESTICIDES.
- SOILS ARE UNDISTURBED NATIVE TOPSOIL, OR DISTURBED SOILS THAT HAVE BEEN AMENDED AND AERATED TO PROMOTE WATER RETENTION CHARACTERISTICS EQUIVALENT TO UNDISTURBED NATIVE TOPSOIL.
- THE INCIDENTAL IMPERVIOUS AREAS ARE LESS THAN 5 PERCENT OF THE SELF-MITIGATING AREA.
- IMPERVIOUS AREA WITHIN THE SELF-MITIGATED AREA SHOULD NOT BE HYDRAULICALLY CONNECTED TO OTHER IMPERVIOUS AREAS UNLESS IT IS A STORM WATER CONVEYANCE SYSTEM (SUCH AS A BROW DITCH).

- PLANTING NOTES**
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION' STANDARDS. WWW.ANLA.ORG
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
 - LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
 - FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
 - ANY TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, ETC. TO BE INSTALLED WITH A ROOT BARRIER DEVICE.
 - ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
 - CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
 - ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED COUNTY OF SAN DIEGO, CA LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
 - ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER PER PLANS AND SPECIFICATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
 - ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL BE MAINTAINED BY THE PRIVATE OWNER/CHICK-FIL-A.



SHOPPING CENTER - SPRING VALLEY

S.E.C. JAMACHA RD. & SWEETWATER RD.
SPRING VALLEY, CA



hourian associates inc.
landscape architecture + design
107 avenida miramar, suite d
san diego, california 92102
p: 949-489-9823 ext: 877-271-3122
e: team@hourianassociates.com

BWE
CIVIL/STRUCTURAL/SURVEY/PLANNING
9449 BALBOA AVE, STE 270
SAN DIEGO, CA 92123 619.299.5550

PROJECT ADDRESS: 935 SWEETWATER ROAD Spring Valley, CA 91977 PROJECT NO: 16350		COMMUNITY PLAN: SPRING VALLEY GENERAL PLAN REGIONAL CATEGORY: VILLAGE VILLAGE BOUNDARY: SPRING VALLEY ZONING: C38	
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OWNER: BRETT FEUERSTEIN (858) 271-4682		PROJECT NAME: SHOPPING CENTER - SPRING VALLEY	
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 WWW.ZAAP.BIZ		SHEET TITLE: LANDSCAPE CONCEPT PLAN	

ZAAP



County of San Diego, Planning & Development Services
WATER EFFICIENT LANDSCAPE WORKSHEET
COUNTY LANDSCAPE ARCHITECT

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Name of Project Applicant JAMES BENEDETTI	Phone No. 760-479-0644
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Company JPBLA, INC.	Fax No.
Address (must include City, State and Zip Code) 4403 MANCHESTER AVE, STE 201, ENCINITAS, CA 92024	

Project:	
Project's Name CVS	
Assessor's Parcel No. 584-511-1900	County Landscape Plan No.
Address (must include City, State and Zip Code) JAMACHA ROAD AND SWEETWATER ROAD, SPRING VALLEY, CA	

Use the information and formulas below to fill out the worksheet and calculations on page 2.

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High Water Use	0.7 - 1.0	Rotors	0.75
		Rotators	0.70
		Overhead Spray	0.60

ETWU^(d) (Annual Gallons Required) =
 $Eto \times 0.62 \times ETAF \times Area$

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscape Area for each hydrozone.

MAWA^(e) (Annual Gallons Allowed) =
 $(Eto) (0.52) [ETAF \times LA] + [(1 - ETAF) \times SLA]$
SLA is the total special landscape area in sq. ft.
ETAF is 0.42 for residential areas.
ETAF is 0.42 for non-residential areas.

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County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting Description ^(a)	Plant Factor (PF) ^(b)	Irrigation Method ^(b)	Irrigation Efficiency (IE) ^(c)	ETAF (PF/IE) ^(c)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU) ^(d)
Regular Landscape Areas							
#1	0.2	DRIP	0.9	0.22	1,297	285.4	9,040.1
#2	0.4	BUBBLERS	0.85	0.47	250	117.5	3,722.6
#							
#							
#							
#							
#							
#							
#							
#							
Totals (A)					1,547	(B) 391.2	12,762.7
Special Landscape Areas							
#				1.0			
#				1.0			
#				1.0			
#				1.0			
Totals (C)					(D)		
Estimated Total Water Use (ETWU) Total							12,762.7
Maximum Water Allowance (MAWA) ^(e)							20,585.0
Irrigation Efficiency (IE) Average**							0.82

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETAF CALCULATIONS

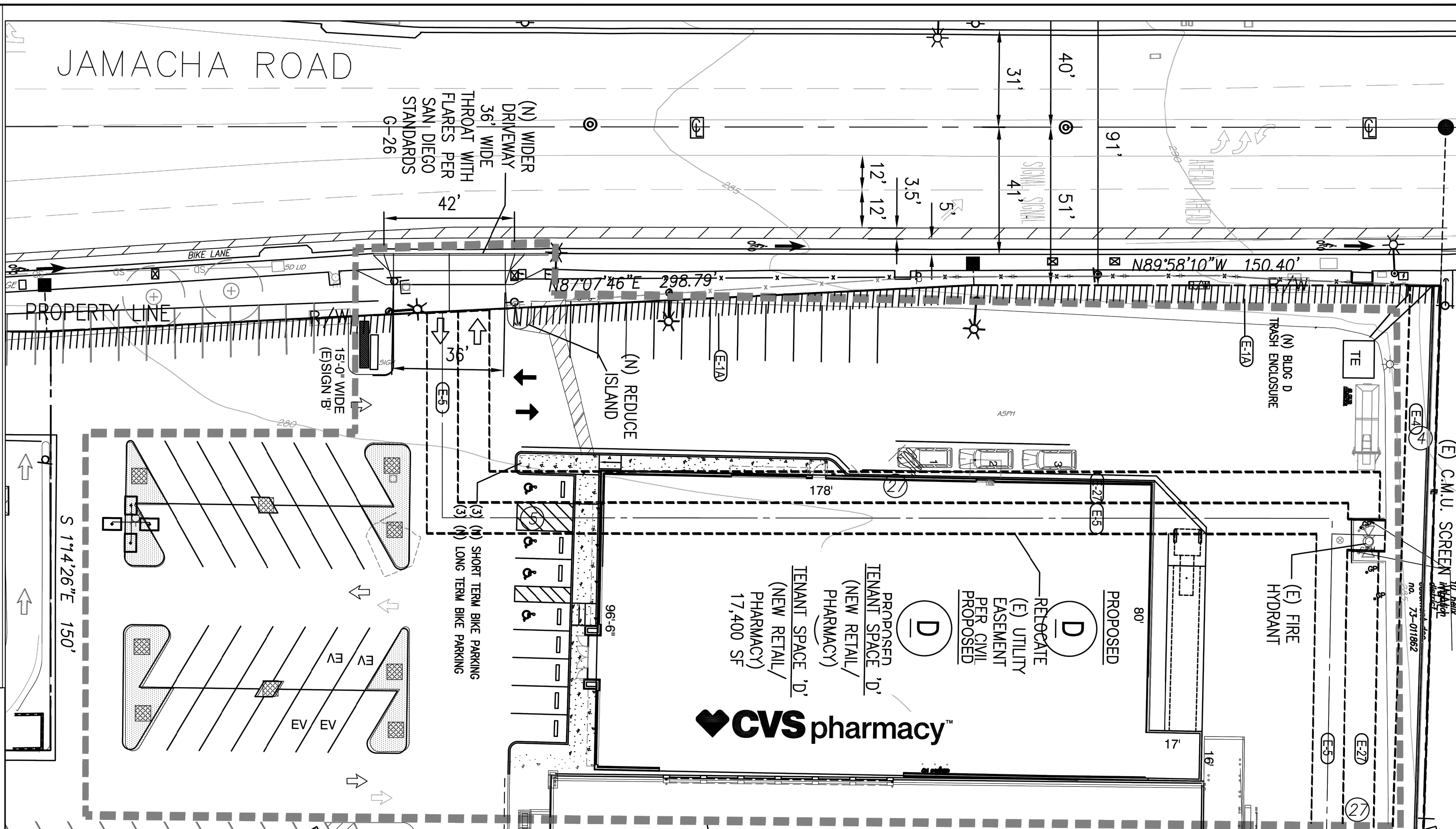
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		Totals	All Landscape Areas		Totals
Total ETAF x Area	(B) =	391.2	Total ETAF x Area	(B+D) =	391.2
Total Area	(A) =	1,547	Total Area	(A+C) =	1,547
Average ETAF	(B) ÷ (A) =	0.26	Site wide ETAF	(B+D) ÷ (A+C) =	0.26

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HYDROZONE PLAN
LEGEND

- 1 [Pattern] HYDROZONE ONE: DRIP (LOW WATER USE)
(1,297 SF, 65.0% OF TOTAL LANDSCAPE AREA)
- 2 [Pattern] HYDROZONE FIVE: BUBBLERS (MEDIUM WATER-USE)
(225 SF, 7.7% OF TOTAL LANDSCAPE AREA)

TOTAL AREA 1,522 SF

ROOT BARRIER NOTE:

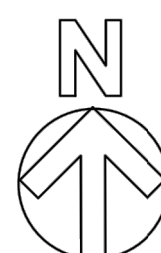
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 19.5" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENIRCLE THE ROOT BALL.

Underground Service Alert

Call: TOLL FREE
1-800
227-2600

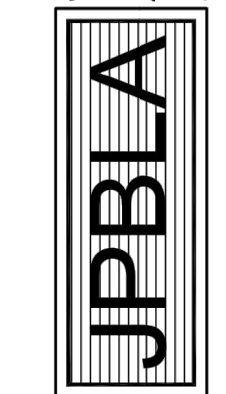


TWO WORKING DAYS BEFORE YOU DIG "CAUTION". Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.



20 10 0 20 40 60
SCALE: 1"=20'-0"

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE, SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645



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CVS
JAMACHA AND SWEETWATER RD.
SPRING VALLEY, CA 92114

REVISIONS

1ST SUBMITTAL	11/21/19
2ND SUBMITTAL	3/29/20
3RD SUBMITTAL	10/1/20
4TH SUBMITTAL	1/18/21
5TH SUBMITTAL	3/10/21

Phase:

Date: 9/12/19
Reviewed by: JPB
Drawn: JPB
Job No.: 2019-14

Sheet Title:
WATER
CONSERVATION
PLAN PLAN

Sheet:
LC-2
Of - Sheets

PROJECT ADDRESS:

935 SWEETWATER ROAD
Spring Valley, CA 91977
PROJECT NO: 16350

ASSESSOR'S PARCEL:

5845111600
5845111700 (NOT A PART)
5845111800
5845111900
5845112000

OWNER:
BRETT FEUERSTEIN
(858) 271-4682

PREPARED BY:

ZAAP, INC.
2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
619-233-6450 WWW.ZAAP.BIZ

COMMUNITY PLAN: SPRING VALLEY
GENERAL PLAN REGIONAL CATEGORY: VILLAGE
VILLAGE BOUNDARY: SPRING VALLEY
ZONING: C38

DATE:		10/20/2020	
REVISION #:	DATE:	REVISION #:	DATE:
1		5	
2		6	
3		7	
4		8	

PROJECT NAME:
SHOPPING CENTER -
SPRING VALLEY

LC-7
SHT #

SHEET TITLE: LANDSCAPE CONCEPT PLAN

SHOPPING CENTER - SPRING VALLEY

S.E.C. JAMACHA RD. & SWEETWATER RD.
SPRING VALLEY, CA

